

City Council
Atlanta, Georgia

08-0842

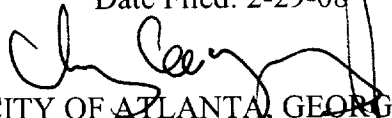
AN ORDINANCE

BY:

COUNCILMEMBER IVORY LEE YOUNG, JR.

Z-08-18

Date Filed: 2-29-08



BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1175 Chattahoochee Avenue, N.W.**, be changed from the I-2 (Heavy Industrial) District to the MRC-3 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lots 152, 153, 186 and 187. 17th District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

(E)

LEGAL DESCRIPTION OVERALL LEGAL

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 187 of the 17TH District of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the northerly right-of-way line of Chattahoochee Avenue (100' R/W) and the easterly right-of-way line of Ellsworth Industrial Drive (60' R/W), said point being the POINT OF BEGINNING; thence along said right-of-way line of Ellsworth Industrial Drive North 00 degrees 14 minutes 04 seconds East a distance of 428.50 feet to a point; thence North 00 degrees 14 minutes 04 seconds East a distance of 15.00 feet to a point; thence North 00 degrees 14 minutes 04 seconds East a distance of 265.12 feet to a Iron Pin Found; thence leaving said right-of-way line South 89 degrees 41 minutes 19 seconds East a distance of 306.03 feet to an Iron Pin Found (1" Open Top Pipe) on the westerly right-of-way line of Seaboard Coastal Railroad (Variable R/W); thence along said right-of-way line South 18 degrees 43 minutes 10 seconds East a distance of 151.05 feet to a point; thence South 36 degrees 19 minutes 07 seconds East a distance of 113.88 feet to a point; thence South 36 degrees 05 minutes 52 seconds East a distance of 17.67 feet to a point; thence leaving said right-of-way line South 09 degrees 43 minutes 09 seconds East a distance of 158.83 feet to an Iron Pin Found; thence South 80 degrees 25 minutes 52 seconds West a distance of 104.47 feet to an Iron Pin Found; thence North 12 degrees 21 minutes 01 seconds West a distance of 22.23 feet to an Iron Pin Found; thence South 87 degrees 24 minutes 56 seconds West a distance of 49.90 feet to a point; thence North 11 degrees 01 minutes 54 seconds East a distance of 39.37 feet to a point; thence North 67 degrees 50 minutes 00 seconds West a distance of 53.13 feet to an Iron Pin Found; thence South 80 degrees 31 minutes 29 seconds West a distance of 23.77 feet to an Iron Pin Found; thence South 09 degrees 39 minutes 14 seconds East a distance of 329.59 feet to an Iron Pin Found (1/2" Open Top Pipe) on the northerly right-of-way line of Chattahoochee Avenue; thence along said right-of-way line South 81 degrees 46 minutes 56 seconds West a distance of 166.99 feet to a point; thence 129.72 feet along an arc of a curve to the right, said curve having a radius of 1,400.89 feet and a chord bearing and distance of South 85 degrees 51 minutes 02 seconds West 129.68 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 5.398 acres (235,139 square feet).

RECEIVED
FEB 29 2008
Bureau of
Planning

[REDACTED]

Z-08-18